

**WICHITA HISTORIC PRESERVATION BOARD MINUTES**  
**12 MARCH 2001**  
**CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM**  
**3:00 P.M.**

---

The regular meeting of the Historic Preservation Board was held Monday, March 12, 2000, 3:00 P.M. in the Metropolitan Area Planning Department's Conference Room, City Hall-Tenth Floor, 455 N Main, Wichita, Kansas.

Members Present:           Randal Steiner  
                                  Paul Cavanaugh  
                                  Claire Willenberg  
                                  Jim Guy

Absent:                     Keith Lawing  
                                  Stan Shelden  
                                  Sam Lentz  
                                  Mike Gable, OCI Residential Permits

Staff Present:             Kathy Morgan, Historic Preservation Planner  
                                  Valerie Robinson, Recording Secretary

Ex Officio:                Heidi Dressler-Kelly, City Historian

Intern:                    Angela Hagar

**ITEM NO. 1   ROLL CALL**

*The meeting was called to order and board members stated their name.*

**ITEM NO. 2   ADDITIONS OR ADJUSTMENTS TO THE AGENDA**

**MORGAN:** I have one addition to the Agenda. Mid American Exterior Inc, 1625 Briggs.

**ITEM NO. 3   REVOLVING LOAN FUND UPDATE**

Balances to be given at meeting.

**MORGAN:** I don't have the current balance. We have about, cases at housing where Michael is still trying to process. We still have the income of \$2900 that comes in every month. As soon as we get the seven cases process that will bring the balance down very low, maybe around \$30,000.

**ITEM NO. 4   CORRESPONDENCE**

1.     *Heritage Trust Fund Grant support letters for Scottish Rite Temple and the Occidental Hotel*
2.     *E-mail from Christy Davis on House Bill 2128.*

**MORGAN:** You have copies of letters that were sent as support of the Scottish Rite Temple and the Occidental Hotel for the Heritage Trust Fund grants. Also an e-mail from Christy Davis in reference to the House Bill 2128 State Historic Preservation Tax credit of 29%. It is still in the taxation house committee. We hope it will be out of the committee by the end the legislature but we aren't to certain about that.

**ITEM NO. 5   APPROVAL OF MINUTES FROM THE 12 FEBRUARY 2001 MEETING**

**CAVANAUGH:** Defer approval of minutes until next month. We do not have a quorum; I was absent at last months' meeting.

**ITEM NO. 6    OLD BUSINESS**

None.

**ITEM NO. 7    CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

1.    **MINOR:**                    (HPC2001-00015) Environs Sen. Chester Long House  
      **APPLICANT:**        L.J. Herzberg & Sons Roofing  
      **FOR:**                     303 N. Clifton

*Applicant proposes to replace roof with same type materials.*

2.    **MINOR:**                    (HPC2001-00016) Environs Sternberg House  
      **APPLICANT:**        Valentine Roofing  
      **FOR:**                     1110 N. Waco

*Applicant proposes to replace roof with same type materials.*

3.    **MINOR:**                    (HPC2001-00017) Topeka/Emporia Historic District  
      **APPLICANT:**        Lynn Robbins  
      **FOR:**                     1221 N. Emporia

*Applicant proposes to replace ceiling of porch/floor of balcony with like materials.*

4.    **MINOR:**                    (HPC2001-00027) Environs John Mack Bridge  
      **APPLICANT:**        Storer Sign  
      **FOR:**                     2759 S. Broadway

*Applicant proposes to change copy on existing sign. Staff has approved all Minor C of As and requests Board receive and file.*

**CAVANAUGH:** I would entertain a motion to receive and file C of A 2001-00015, 00016, 00017, and 00027 as presented.

**MOTION #1** (Willenberg Motioned)  
(Guy 2<sup>nd</sup>) Motion carried unanimously (4-0)

5.    **MAJOR:**                    (HPC2001-00018) Environs Kress Building  
      **APPLICANT:**        River City Awning and Design  
      **FOR:**                     217 E. Douglas

*Applicant proposes to add an aluminum frame fabric awning. Staff recommends Board find no significant negative impact to the environs of the Kress Building and approve the design.*

**MORGAN:** You should have a copy of the design of the awning in your packet. This is going to be a new restaurant. The measurements are 6' by 3' out by 24' wide.

**MORGAN:** This does not have lighting underneath.

**MATT KARNEY:** No. I'm with the River City Awning

**STEINER:** What is on either side of this building?

**MORGAN:** On the right side of the building is the Vest Pocket Park and this is a jewelry store. This is vacant; I do not know how long it has been vacant. The Crest building is at the corner across the street to the west.

**KARNEY:** I have a quick question, we have a 4' x 10' banner, and we don't have any advertising and we were wondering if we could put that up.

**CAVANAUGH:** Check with the Central Inspection Department. We don't have anything to do with that if it is a temporary banner.

**MORGAN:** You can authorize the temporary banner to go up if that is your pleasure until the Approved signage is up.

**CAVANAUGH:** Does the board have any questions beyond what we have seen?

**WILLENBERG:** We have authorized other awning further down.

**GUY:** I would move that we approve C of A HPC2001-00018, 217 E. Douglas as presented together with a temporary banner, which will come down when the awning goes up.

**MOTION #2** (Guy Motioned)  
(Willenberg 2<sup>nd</sup>) Motion carried unanimously (4-0)

6.     **MAJOR:**                   (HPC2001-00019) Environs Hypatia House  
       **APPLICANT:**         LE Enterprises, LLC  
       **FOR:**                   1336 N. Broadway

*Applicant proposes to add a 40' X 50' metal section to an existing building, and construct a new 60' X 50' building. Staff recommends Board find no significant negative impact to the environs of the Hypatia House and approve the project.*

**MORGAN:** This is in the Environs of the Hypatia House. This is the Broadway Supermarket. They are going to put on an addition on this existing building, and then they want to put a new structure in this area, I believe. You should have a sight plan in your packet.

**CAVANAUGH:** Are there two buildings there or just one.

**MORGAN:** Currently there is just the one supermarket building. They want to make an addition to this building on the south end. I think it was 40' x 50' feet; then another building to be built out here that is 60 x 50. I checked with Dale to verify that they met all the setbacks for that zoning district and it appears that they do; and provide the parking. The only comment I would have is that the elevation on the new building; he is going to carry down the awning on this existing building the way I understand it, to the addition. However, the new building does not have such, or am I wrong?

**CAVANAUGH:** It looks like it does.

**Guy:** It looks like it does.

**STEINER:** At least in the elevation.

**MORGAN:** They do. That is right, they do.

**CAVANAUGH:** So it is going to match the existing construction.

**MORGAN:** Right.

**CAVANAUGH:** The finishing's are all going to be identical or similar.

**MORGAN:** That is my understanding, it does not say on the application. It doesn't specifically say in the application. It does show in the drawing that second elevation page. It does show the addition to the original, and then the new building has that same roof porch gallery.

**STEINER:** It looks like in that section, it is hard to read it looks like EIFS on 5/8", something along those lines.

**CAVANAUGH:** Good eyes!

**STEINER:** Just based on the words and the size, that is what it looks like.

**GUY:** It would be very encouraging if that were all together.

**MORGAN:** This is what they submitted. They faxed four pages and we taped it together. That is why it looks like that.

**CAVANAUGH:** I suppose my primary concern would be that it matches the existing construction. There is nothing much we can do about the size or the design, but as long as it matches what is there now.

**GUY:** It is bound to be an improvement over what is there, which is a parking lot.

**MORGAN:** I think they will have to go through the landscape planner to do the landscaping.

**STEINER:** You think they would. The parking does meet the requirements.

**MORGAN:** Yes, I wanted to make sure it did before I even brought it here.

**STEINER:** I'm not quite sure why they have to landscape in the back. It is an alleyway in the back.

**MORGAN:** It could be a requirement of the zoning because of it being next to a residential area. That is the Topeka and Emporia District right there.

**CAVANAUGH:** Any further comments or are we ready for a motion.

**GUY:** I will move that the C of A 00019 be approved as presented.

**MOTION #3** (Guy Motioned)  
(Steiner 2<sup>nd</sup>) Motion carried unanimously (4-0)

7.     **MAJOR:**                   (HPC2001-00020) Environs Rock Island Depot  
       **APPLICANT:**       Tanya Tandoc  
       **FOR:**                 725 E. Douglas

*Applicant proposes to install a wrought iron fence to enclose outdoor patio area. . Staff recommends Board find no significant negative impact to the environs of the Rock Island Depot and approve the project.*

**TANYA TANDOC:** Vicky Brown and Tanya Tandoc. I own Tanyas' soup kitchen. We would like to add an enclosed patio area off the west exit door in order to serve alcohol beverages and food and to increase the space for lunch and dinner. The fence that we would like to do is by Aero Fence, they are the same group of people that did the fence for what is now the Black Canyon Grill. I assume you approved their fence at one point; it would be the same. The interior patio furniture would not be the same but it would be wrought iron as well. With your approval we will get the correct permits from the fire departments and the planning department, we wanted to make sure it was okay with you all first.

**MORGAN:** There is no requirement on the patio furniture, just the fence.

**WILLENBERG:** How high?

**BROWN:** 5' feet high.

**STEINER:** Would the fence be bolted to the building?

**TANDOC:** The fence would be bolted in mortars between the bricks, so as not to disturb the brick.

**CAVANAUGH:** What is the little square on the northwest corner?

**WILLENBERG:** 3' x 3' with the gate?

**TANDOC:** They were going to put in a little area where we could put a trashcan, that is an option for us.

**WILLENBERG:** That would be wrought iron around it.

**TANDOC:** Yes.

**STEINER:** I just wonder if that gate would need to swing to the outside for the exiting code on this.

**TANDOC:** We don't know but we would not proceed until we have the fire departments approval. All of it will have to be up to code because it is an exit door, one of the fire exits in the restaurant.

**CAVANAUGH:** I think it would be good for the trash containers were in some kind of closure with a solid material.

**TANDOC:** Okay, sure no problem, that will match the exterior of our building, yeah.

**CAVANAUGH:** I will move that we approve C of A 00020 with the modification as discussed to swing the gate out, and a solid material around the trash enclosure.

**MOTION #4** (Cavanaugh Motioned)  
(Willenberg 2<sup>nd</sup>) Motion carried unanimously (4-0)

8.     **MAJOR:**                   (HPC2001-00021) Topeka/Emporia Historic District  
       **APPLICANT:**         Harold Yeager  
       **FOR:**                   1240 N. Topeka

*Applicant proposes to construct a one car detached garage. Staff is concerned that the proposed material- board and batten siding will create a false sense of historical development and recommends that lap siding be used instead.*

**CAVANAUGH:** Come on up to the podium Mr. Yeager and tell us who you are and we will take care of your item.

**HAROLD YEAGER:** I live at 1240 N Topeka. As a result, of to many saws and hammers and plains and other things I have a hearing loss, so if I don't hear you please excuses me.

**MORGAN:** You are requesting to replace the existing garage, is that correct?

**YEAGER:** No.

**MORGAN:** You are building a brand new garage?

**YEAGER:** Yes. Another one.

**MORGAN:** Okay a second garage and he is wanting to put board and batting vertical siding on that. What is the siding on the present garage?

**YEAGER:** It is wood shingles, like the second floor of the house and the first floor of the rear portion of the house, which is connected.

**MORGAN:** I believe you have an elevation drawing. This is in the Topeka Historic District it is on the alley. It is not that visible from the street. One of the concerns I had was that it was board and batten siding instead of horizontal shiplap. I can't think of anything that is board and batten that is extant.

**YEAGER:** You haven't been around long enough.

**MORGAN:** There is nothing left in the neighborhood. The concern is that someone would get the idea that that was an original building. It would be staff recommendation that it would be more appropriate to do the horizontal lap siding of maybe like a 3" or 4" inch profile as opposed to the board and batten. That is staff recommendation but the board gets to decide.

**CAVANAUGH:** Do you have a specific reason for the board and batten as opposed to the other.

**YEAGER:** Well that is a favorite style of mine. When you people approved the house that I restored at 1335 N. Topeka, which I have a pictures of. I just heard earlier, a couple of hour ago that there might be some questions and it was approved for the house at 1335 N. Topeka. Having been in Wichita for 69 ½ years I recall a great many of the carriage houses, barns that were build with the board and batten siding. I thought it would be appropriate. The other reason is due to the extremely high cost of wood shingles. It is about \$2500.00 difference in what I am using vs. the wood shingles.

**CAVANAUGH:** Do you know the difference between that and the lap siding would be?

**YEAGER:** No. I had not given any consideration to that. I also have some picture out of an 1882 book that show out building with board and batten siding.

**CAVANAUGH:** Would you share that with us?

**YEAGER:** Certainly. There is also a whole lot of Victorian houses here that you don't have time or interest to look at them now. I will leave them with you.

(General discussion, looking at drawings)

**STEINER:** Which book did these come from?

**YEAGER:** I don't know the name of it, but I have it at home. It is in the attic.

**WILLENBERG:** We would love to have copies of that.

**CAVANAUGH:** Heidi would love to have copies of this.

**DRESSLER-KELLY:** I don't think the library has this.

**GUY:** The library does not have it.

**YEAGER:** I will donate the book. It has quite a bit of pigeon droppings on it; it is in the attic of the building I was working at for Mennonite Housing.

**STEINER:** So Kathy you are concerned about that it would give some false look of being an older structure, rather than a new structure.

**MORGAN:** As I said, the majority of the houses in the Topeka and Emporia District; now yes, there is that one over on Park Place. That was just something that caught my eye. It is not something that I am going to hold my ground upon and say I don't think we should approve it. I just think it is something that needs to be considered the board and batten is that an appropriate siding for that neighborhood.

**YEAGER:** There was a barn with this type ½ block south of me, on the southeast corner of

Topeka and 11<sup>th</sup>. The city had a go around with the owner for years. It was a barn there and it was torn down about 5 years ago. As I recall there was a big fuss about tearing it down.

**WILLENBERG:** You are right.

**CAVANAUGH:** I think Mr. Yeager does have a point. The board and batten was common construction back in that period in time. It is pretty much hidden from view on this particular piece of property. Mr. Yeager has been involved in a lot of substantial projects in the neighborhood. I think it is in the best interest of the neighborhood, typically is his primary concern.

**GUY:** So much in-fact I really don't think it will be mistaken for an old building, therefore I would move that C of A 00021 be approved as presented.

**MOTION #5** (Guy Motioned)  
(Willenberg 2<sup>nd</sup>) Motion carried unanimously (4-0)

9.     **MAJOR:**                   (HPC2001-00022) Environs Sen. Chester Long House  
       **APPLICANT:**         Mid-America Exteriors, Inc.  
       **FOR:**                   3323 Chatfield

*Applicant proposes to replace wood siding on house and garage with vinyl siding. Board practice has been to approve vinyl siding in environs. Staff recommends Board find no significant negative impact on environs of Sen. Chester Long House and approve project on the condition that all siding match the profile of existing wood lap siding.*

**MORGAN:** They want to install vinyl siding. The only question I would have is that this is showing that the original siding to be shingle, and I am assuming you are wanting to put a 4' lap siding?

**ROBERT COMPTON:** We want to put a 3' smooth vinyl siding on it.

**MORGAN:** It is your pleasure on that. It is an Environs. That siding is not going to change the massing, scale, and etc. which in my estimation would be more injurious to the environs where we would loose the house than the change in the siding. I think the detailing around the windows and doorways that must be maintained.

**CAVANAUGH:** Was that something you were going to change?

**COMPTON:** No, we are going to leave it the same.

**STEINER:** Kathy lets go back to the photo of the front of the home.

**WILLENBERG:** What is the material on the front of the porch facing?

**CAVANAUGH:** On the front of the porch facing; on the vertical face of the porch.

**WILLENBERG:** You have wood trim, what is behind that



**COMPTON:** Down below that you mean.

**WILLENBERG:** The top of the porch.

**MORGAN:** Right in here.

**WILLENBERG:** Yeah. That material.

**MORGAN:** I just think that is open, it is the same, that is just bracing and bracketing. This is open in here. It is the same material.

**CAVANAUGH:** So this is simply a siding issue, correct.

**MORGAN:** Yes.

**WILLENBERG:** What are you going to do around the skirting on the front porch?

**COMPTON:** Install in this area as well. You are talking in this area around here on the bottom. Yeah, I'm sure we are.

**STEINER:** Would there be old stone face block under that. What is under that siding, is it just wood framing?

**COMPTON:** I really do think it is just wood framing. I think the stone comes up to the bottom of the foundation.

**STEINER:** I sort of wish there was a place on the house where we could keep just a little bit of this siding which would look good. That is why I was look at the front again to see if there was a place for some the shingles siding. At least in the photographs I don't see that there is any opportunity.

**MORGAN:** There is no clearly defined gable end to keep it.

**WILLENBERG:** If there were any stone under that house it would be nice to have that showing on the front porch. However, if not, the siding would be acceptable I would think.

**COMPTON:** The siding that we are going to use is just a 3' smooth non-shiny finish, which is typical of that area anyway.

**WILLENBERG:** And you are doing the same on the garage.

**COMPTON:** Correct.

**CAVANAUGH:** I think we are ready to entertain a motion if anyone cares to make one.

**STEINER:** I would move that we accept the Major C of A 00022 as presented. I think we could add to that, that if you should find that there is stone or the block face underneath the porch our preference would be that that would be left exposed.

**MOTION #6** (Steiner Motioned)

(Willenberg 2<sup>nd</sup>) Motion carried unanimously (4-0)

10.     **MAJOR:**                   (HPC2001-00024) Topeka/Emporia Historic District  
          **APPLICANT:**       Theresa Greer  
          **FOR:**                 1234 N. Emporia

*Applicant proposes to construct a one car detached garage. Staff recommends Board approve design as submitted.*

**THERESA GREER:** I live at 1234 N Emporia. It has come a long way Mr. Steiner. I would like to put a garage right where that trailer is off the alley.

**MORGAN:** You should have a copy of the design with the hipped roof. It is to have similar shiplap siding. Not wood shiplap.

**GREER:** It is vinyl; it is triple three on the bottom and then the fish scale on the top.

**MORGAN:** And the fish scale to be in the gable ends.

**CAVANAUGH:** Is the dormer optional?

**GREER:** I am not going to put the dormer in. I am about broke as it is. I can't afford the dormer.

**CAVANAUGH:** You have the tear drop shingles on the gable end?

**GREER:** Yes.

**CAVANAUGH:** And you will have on the garage as well?

**GREER:** Right.

**WILLENBERG:** Are you going to have the exposed rafter tails?

**GREER:** Excuse me!

**CAVANAUGH:** There looks like a soffit trim. The little detail sketch, will they be installed?

**GREER:** Yes. I have them, in my hallway.

**CAVANAUGH:** Board what is your pleasure.

**WILLENBERG:** I think it will be a nice looking garage.

**GREER:** I think the pitch would be a 9 x 12 instead of 12 x 12 like my house but it will still look similar to the neighborhood. It is still pretty steep. Nobody wants to do a 12 x 12 on the garage

**STEINER:** So, the pitch on the roof would be the same as the house?

**GREER:** No, but it would be similar, that is a 12 x 12 on my house. It would be a 9 x 12 on the

garage. I think they do much more shallow on regular garages.

**STEINER:** I really think it would look better if it matched the house, but I can understand why you would not want to. I don't know if anybody has any string feelings about that.

**CAVANAUGH:** We have encouraged roof pitches to match the house on the property although; I think we have approved garages that don't exactly match the house pitch.

**GREER:** I'll probably try to get by with what I have because I don't have another because I don't have another couple thousand to do a twelve, twelve.

**MORGAN:** I would advise the board this is at the rear of the house, along the alley, only a small portion will be visible from the street.

**WILLENBERG:** I move that we accept C of A 00024 as presented.

**GREER:** You were going to add the front steps in on this.

**MORGAN:** There were front steps on there.

**GREER:** I now have cement steps that are uneven.

**MORGAN:** You were going to put back wooden steps with railing.

**GREER:** Yes.

**WILLENBERG:** I amend the motion to include the wooden steps and railing at the front of the house.

**MOTION #7** (Willenberg Motioned)  
(Steiner 2<sup>nd</sup>) Motion carried unanimously (4-0)

11. **MAJOR:** (HPC2001-00025) Environs Ark Valley Lodge  
**APPLICANT:** John McKay, Jr.  
**FOR:** 713 N. Market

*Applicant proposes to demolish 3 houses and 5 commercial buildings to construct a new office building. . The environs of the Ark Valley Lodge have already been extensively compromised. Staff agrees that these structures lack significant architectural details and recommends Board find no significant negative impact to the environs of the Ark Valley Lodge and approve the project*

**MORGAN:** Mr. McKay provided some booklets because we did not have anything available to put on Power Point. We went through our records, there is nothing historically significant associated with these houses. They are typical bungalows that are exited in other neighborhoods close to the CORE area. This is the rear elevation, the west and south elevations. These are the commercial brick buildings on North Main. These properties are within the Environs of the Ark valley Lodge. These brick building in and of them-selves have no architectural significant details. We researched the records; they were not apart of the African American commercial district. That was further south. Staff would recommend that the

demolition of these buildings and the construction of the new, is not going to significantly impact the environs of the Ark Valley Lodge. The majority of that fabric that would have been important to the Ark Valley Lodge was already lost. These buildings, other than this one right here, the other buildings do need some major upkeep. John you mentioned possibly incorporating one or two of the structures.

**JOHN MCKAY:** I'm with Casado McKay, what you have before you are some perceptions of what it might look like if we do build new. What brought this about was a 1 ½ years ago the Home Builders on the corner of Murdock and Main built their new building. You have a copy of what their elevation is going to be like. After this happened and the mess south of there we entered into agreement with Mr. Lenstra and Eco to purchase the balance of that ground to the south as much as he could to save the investment we have done to the Home Builders. There are six members of this committee and we are all members of the Home Builders past presidents, Steve Robo, Wess Galyon, Jim Gensel, Carl Harris, Bernie Henson and myself are the group that are doing this. We put on the application to tear down and put up new. There is still a possibility that we might do renovation. Whatever we do we will try to match the homebuilders or close to it. It will not be pause, pause as it is today. What brought this all about was when we went to get a permit to tear down the three houses we found out that they were in this circle. We had already talked to Kathy about the balance of the property when we do the landscaping. We will have it reviewed by the landscape planners so it will match and everyone will be happy with what we are going to do. Presently we own what you see there and the property behind it, which are the three houses you saw earlier. We also have the property the two building and the parking directly across from these people and this property on Market. We are trying to do a community infill, which I think a lot of people would like to see happen in the downtown CORE area. Are there any questions, I'm open for question?

**WILLENBERG:** These three homes face Market.

**MCKAY:** Yes, you are seeing the back of them. That is the front.

**WILLENBERG:** Kathy, what is across the street? Aren't there some unique apartment buildings across the street?

**MCKAY:** We own those also.

**WILLENBERG:** Are there any plans for tearing those down?

**MCKAY:** Frankly, no. The only reason we are tearing these down is because they are a health hazard to the community. They are really in bad shape. We went through them to see if we could fix them up, and they are beyond repair.

**WILLENBERG:** The apartment building appears to have some uniqueness and architectural interest. I would hate to see them torn down

**MCKAY:** We own those and at this point and time. We had an opportunity to purchase that property several years ago and we did probably before the homeowners builders started their building.

**CAVANAUGH:** The three concepts in this booklet are just different ideas that might happen.

**MORGAN:** This is Briggs Street running in front of the house. They want to replace the siding with vinyl. There again all window and door profiles, it has the Doric cap on the window frame, and all of that needs to be maintained.

**CAVANAUGH:** The porch railings, and porch columns.

**MORGAN:** Only the shiplap is to be covered, right, not anything with the porch.

**COMPTON:** Correct. We are leaving all of the crown molding on top of the windows will be maintained, and all of that. The profile of the siding is the same as on the house now, 3' smooth once again.

**CAVANAUGH:** I think that one is a little bit easier. I will make the motion that we accept Major C of A 00029 as presented.

**MOTION #10** (Cavanaugh Motioned)  
(Steiner 2<sup>nd</sup>) Motion carried unanimously (4-0)

**ITEM NO. 8    MISCELLANEOUS MATTERS**

1. *Board Retreat- April 30 (no meeting April 9)*

**MORGAN:** *Bob Puckett, will host us at the Historical Measum, we will have the evening meal catered. It will be Monday, April 30, from 3:00-8:00. It is possible to finish before that.*

2. *State Preservation Conference- April 5-7*